



C/O COMMUNITY DEVELOPMENT DEPARTMENT
345 NORTH EL DORADO STREET – PERMIT CENTER
STOCKTON, CA 95202-1997 (209) 937-8266

PLANNING COMMISSION MEMBERS

Salvador Lauron, Chair (Dist. 6)
Emily Bruce, Vice Chair (Dist. 2)
Diana Lowery (At-Large)
Frank Cusumano (Dist. 4)

PLANNING COMMISSION MEMBERS

George Lucas (Dist. 5)
Ashland O. Brown (Dist. 3)
Christopher Kontos (Dist. 1)

PLANNING COMMISSION AGENDA

REGULAR MEETING

DATE/TIME: THURSDAY, NOVEMBER 13, 2003 AT 7 P.M.

LOCATION: COUNCIL CHAMBERS, SECOND FLOOR, CITY HALL,
425 N. EL DORADO STREET, STOCKTON, CA

CULTURAL HERITAGE BOARD INTERVIEWS WILL BE CONDUCTED AT 7 P.M.

- A. PLEDGE TO THE FLAG
- B. ROLL CALL
- C. CONSENT ITEM(S): D-1, F-1, F-2 and F-3

Agendas can be viewed on the City of Stockton web site www.stocktongov.com/CD/pages/planning.htm
Copies of staff reports are available upon request.

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS: State legislation requires disclosure of campaign contributions of \$250 or more, made to any Planning Commissioner, by any person who actively supports or opposes any application pending before the Planning Commission, and such person has a financial interest in the decision. Active support or opposition includes lobbying a Commissioner and/or testifying for or against such an application. Any person having made a \$250 or larger contribution within the preceding 12 months must disclose that fact during the public hearing or on said application.

The official City Planning Commission policy is that applications pending before this Commission should not be discussed with the Commission members outside of a public hearing. If any representations are made privately, they must be identified and placed in the public record at the time of the hearing.

If you challenge the proposed action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

NOTE: All proceedings before the City Planning Commission are conducted in English. The City of Stockton does not furnish interpreters and, if one is needed, it shall be the responsibility of the person(s) needing one.

CONSENT ITEMS: Information concerning the consent items listed above have been forwarded to the Planning Commission prior to the meeting. Unless a Planning Commissioner or member of the audience has a questions concerning a particular item and asks that it be removed from the Consent Calendar, the items are approved at one time by a roll call vote. Anyone wishing to speak on a consent item or public hearing item, please complete a "Request to Speak Card" and submit it to the Recording Secretary prior to the meeting.

D. MINUTES

- CONSENT** 1. Approval of the minutes for the meetings of October 9 and October 23, 2003.

E. PUBLIC HEARINGS/ENVIRONMENTAL ASSESSMENTS

GENERAL PLAN AMENDMENT

E-1) Public hearing to consider a City of Stockton-initiated request for:

- a) Certification of an Addendum/Initial Study (IS27-03) to a previously-certified Final Environmental Impact Report (EIR4-88), as amended by the "Addendum to Final EIR4-88", and the adoption of the City of Stockton General Plan Revision and Infrastructure/Public Facilities Master Plans Findings, Statement of Overriding Considerations and Mitigation Monitoring Program, as amended, regarding the State Mandated 2003 Housing Element Update to the 1992 Housing Element/1990 General Plan; and
- b) Approval of the State Mandated 2003 Housing Element Update to the 1992 Housing Element/1990 General Plan (GPA7-03).

USE PERMITS

- E-2)** Public hearing regarding the request of Mark Ranuio for a Use Permit to modify previously-approved Use Permit (UP45-94) conditions to convert an existing off-sale of beer and wine license to the off-sale of general alcoholic beverages in a gasoline service station, mini-mart with a car wash at 1789 West Charter Way (UP98-03).
- E-3)** Public hearing regarding the request of St. Mary's High School Corporation for a Special Use Permit to supercede all previously-approved Use Permits to add an education services building and reconfigure existing parking areas at an existing private high school at 5648 North El Dorado Street (SUP99-03).

F. OTHER BUSINESS

- CONSENT F-1) TENTATIVE MAP EXTENSION (THIRD ONE-YEAR): JOHN CHASE (TM6-99)** Request for a one-year extension of the tentative map to subdivide an 11.08-acre site into two parcels for property located at the northwest corner of Holman Road and the southerly intersection of Auto Center Circle.

CONSENT F-2) USE PERMIT REVIEW (ANNUAL): ROBERT RONYAK (UP75-93)
Request for approval of the annual review for a solid waste transfer and recycling station at 2435 East Weber Avenue.

CONSENT F-3) USE PERMIT REVIEW (ONE-YEAR): CENTERLINE LIMITED PARTNERSHIP (UP29-01) Request for approval of a one-year review of the Use Permit issued to Centerline Limited Partnership to allow the construction and establishment of a 24-hour truck wash facility at 1707 Turnpike Road.

G. COMMUNICATION

H. COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

1. Development Code update/discussion

I. COMMISSIONER'S SUGGESTION

J. AUDIENCE PARTICIPATION

For any person wishing to address the Planning Commission on any planning matter not on the printed agenda.

K. COMMISSIONER'S RESPONSE

L. ADJOURNMENT

The next meeting of the Planning Commission is scheduled for November 24, 2003.

JAMES E. GLASER, SECRETARY
CITY PLANNING COMMISSION